

84-12-A PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1902.3C.1 to permit sideyard setbacks of 6' and 7' in lieu of the required 10'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Existing dwelling at 1702 Willow Avenue lies within the flood plain and was purchased for razing by Baltimore County as part of the Flood Plain Management Program. A variance is requested to build a comparable replacement dwelling on an elevated portion of this lot which meets the decent, safe and sanitary requirement standards as established by the Uniform Relocation Assistance Act. Proposed dwelling duplicates interior space of existing dwelling.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Arthur J. Griffin, Jr.

(Type or Print Name)

Signature

Carol Lee Griffin

(Type or Print Name)

Signature

City and State

Attorney for Petitioner:

1702 Willow Avenue

Address

Baltimore, Maryland 21204

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Arthur J. Griffin, Jr.

Name

1702 Willow Avenue

Address

Baltimore, Maryland 21204

City and State

Attorney's Telephone No.:

825-2724

Phone No.

City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day

of June 1983, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be set, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore

County, on the 12th day of July 1983, at 9:30 o'clock

A.M.

Signature

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE
N/S of Willow Ave., 202' E of Roldrew Ave., 9th District
OF BALTIMORE COUNTY
ARTHUR J. GRIFFIN, JR.,
et ux, Petitioners
Case No. 84-12-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 21st day of June, 1983, a copy of the foregoing

Order was mailed to Mr. and Mrs. Arthur J. Griffin, Jr., 1702 Willow Avenue, Towson, Maryland 21204, Petitioners.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 30, 1983

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman

Nicholas B. Commodari

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

Mr. & Mrs. Arthur J. Griffin, Jr.
1702 Willow Avenue
Baltimore, Maryland 21204

RE: Item No. 252 - Case No. 84-12-A
Petitioner - A. J. Griffin, Jr., et ux
Variance Petition

Dear Mr. & Mrs. Griffin:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your proposal to construct a dwelling to the rear of your property closer to the side property lines than allowed, this hearing is required. As you are aware, the property to the west was granted a variance, Case 81-199-A, to construct the existing dwelling on a 50 foot wide lot.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: May 27, 1983

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: May 31, 1983

RE: Item No: 249, 250, 251, 252, 253
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

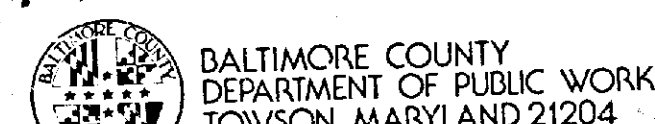
District:
No. Acres:

Dear Mr. Hammond:

All of the above have no adverse effect on student population.

Very truly yours,
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp



HARRY J. PISTEL, P.E.
DIRECTOR

July 1, 1983

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #252 (1982-1983)
Property Owner: Arthur J. & Carol J. Griffin, Jr.
N/S Willow Avenue 202' E. of Roldrew Avenue
Acres: 50 x 150 District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Willow Avenue, an existing public road, is proposed to be further improved in the future as a 30-foot closed section roadway on a 40-foot right-of-way with a standard type roadway termination.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drainage:

The 100-year flood plain established for Roland Run at this location, per the Roland Run Watershed Study, January 1980, is at flood elevation of approximately 252 (Baltimore County Datum).

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #252 (1982-1983)
Property Owner: Arthur J. & Carol J. Griffin, Jr.
Page 2
July 1, 1983

Water and Sanitary Sewer:

There is a 6-inch public water main and 8-inch public sanitary sewerage in Willow Avenue.

The Petitioner is responsible for the cost of capping and plugging any existing water and sanitary sewer service connections not used to serve the proposed dwelling.

Fire hydrants exist on Maple Avenue (Roldrew Avenue), located approximately 450 feet south, and 550 feet north of Willow Avenue.

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:ERM:PWR:ss

cc: William Munchel

O-N-E and S-E Key Sheets
40 and 41 NW 7 FOS. Sheets
NW 10 and 11 B Topo
69 Tax Map

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-2900

June 6, 1983

TED ZALESKI, JR.
DIRECTOR

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 252 Zoning Advisory Committee Meeting May 31, 1983

are as follows:

Property Owner: Arthur J. & Carol J. Griffin, Jr.
Location: N/S Willow Avenue 202' E of Roldrew Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit sideyard setbacks of 6' & 7' in lieu of required 10'

Acres: 50 x 150
District: 9th

The items checked below are applicable:

(A) All structures shall conform to the Baltimore County Building Code 1961/ Council Bill 1-82 House of Representatives for the House and Senate and other applicable Codes.

(B) A building and other miscellaneous permits shall be required before beginning construction.

(C) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

(D) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

(E) An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line. See Table 401, line 2, Section 1407 and Table 1407.

(F) Requested variance conflicts with the Baltimore County Building Code, Section/s _____

(G) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

(H) Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 905 and the required construction classification of Table 1401.

(I) Comments: A razing permit is required for the structure being razed.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,

Charles E. Sumbler
Charles E. Sumbler, Chief
Plans Review

CBS:rrj
PURN 01-82

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 18th day of July, 1983, that the herein Petition for Variance(s) to permit side yard setbacks of 6 feet and 7 feet in lieu of the required 10 feet for the expressed purpose of constructing a dwelling, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

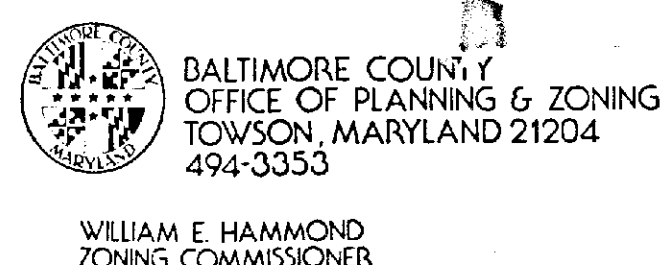
1. The dwelling shall be no more than 37 feet wide and be located a minimum of 30 feet from the rear property line.
2. The elevations of the corners of the proposed structure shall be submitted to the Department of Public Works.
3. A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Department of Public Works and the Office of Planning and Zoning.

Jean M.H. Jung
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE July 18, 1983

BY *Mary L. Payne (Clerk)*



WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 18, 1983

Mr. and Mrs. Arthur J. Griffin, Jr.
1702 Willow Avenue
Baltimore, Maryland 21204

RE: Petition for Variances
N/S of Willow Ave., 202' E of Roldrew
Ave. - 9th Election District
Arthur J. Griffin, Jr., et ux - Petitioners
NO. 84-12-A (Item No. 252)

Dear Mr. and Mrs. Griffin:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Zoning Petition No. 84-12-A
SUBJECT: Arthur J. Griffin, Jr. et ux

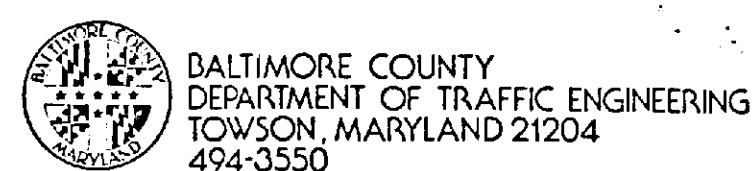
Date: July 1, 1983

There are no comprehensive planning factors requiring comment on this petition; however, in view of the proximity of the flood plain to the building location, it is suggested that the petitioner be required to submit to the Department of Public Works the elevations of the corners of the proposed structure.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:lc

cc: Arlene January
Shirley Hess



STEPHEN E. COLLINS
DIRECTOR

July 12, 1983

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 250, 251, 252, 253 ZAC Meeting of May 31, 1983
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 250, 251, 252, 253.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/ccm

Griffin
84-12-A

June 14, 1983

Mr. & Mrs. Arthur J. Griffin, Jr.
1702 Willow Avenue
Baltimore, Maryland 21204

OFFICE OF HEARING

Re: Petition for Variance
N/S of Willow Ave., 202' E of
Roldrew Avenue
Arthur J. Griffin, Jr., et ux - Petitioners
Case No. 84-12-A

TIME: 9:30 A.M.

DATE: Tuesday, July 12, 1983

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 117379

RECEIVED BY THE COMMISSIONER OF
TOWSON COUNTY

DATE 5/19/83 ACCOUNT R-01-615-000

AMOUNT \$35.00

RECEIVED FROM *Carol Griffin Jr.*
FOR *Carol Griffin Jr.*
1702 Willow Ave. Item 252
C 010*****35000 5202A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

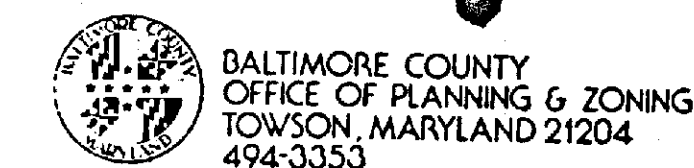
William E. Hammond, Zoning Commissioner
TO: Office of Planning & Zoning
Date: July 22, 1983
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning items, and does not anticipate any health hazards at this time.

- Item #251 - Henry F. & Louise H. Goetz
- Item #252 - Arthur J. & Carol L. Griffin, Jr.
- Item #253 - Marbury B. Fox, Jr.
- Item #256 - Elisa V. Landriel, et al
- Item #257 - Howard B. Fisher, et ux
- Item #258 - Shopping Center Associates
- Item #259 - S L C No. 3, Incorporated
- Item #260 - John B. & Norma G. King, Jr.
- Item #261 - Robert L. & Vivian Lynch
- Item #262 - Ann Howell
- Item #264 - Frances C. & Patty A. Principate

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/tth



WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 1, 1983

Mr. & Mrs. Arthur J. Griffin
1702 Willow Avenue
Baltimore, Maryland 21204

Re: Petition for Variance
N/S Willow Ave., 202' E of Roldrew Ave.
Case No. 84-12-A

Dear Mr. & Mrs. Griffin:

This is to advise you that \$41.70 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 119418

DATE 7/18/83 ACCOUNT R-01-615-000

AMOUNT \$41.70

RECEIVED FROM *Carol Lee Griffin*
FOR *Advertising & Posting Case #84-12-A*

C 010*****41700 5192A

VALIDATION OR SIGNATURE OF CASHIER

DESCRIPTION

Beginning at a point on the north side of Willow Avenue 202' easterly of Roldrew Avenue and running easterly 50' thence northerly 150', thence westerly 50', thence southerly 150' to the point of beginning, otherwise known as 1702 Willow Avenue.

PETITION FOR VARIANCE 9th Election District

ZONING: Petition for Variance
LOCATION: North side of Willow Avenue, 202 ft. East of Roldrew Avenue
DATE & TIME: Tuesday, July 12, 1983 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Variance to permit side yard setbacks of 6 ft. and 7 ft. in lieu of the required 10 ft.

The Zoning Regulation to be excepted as follows:
Section 1B02.3C.1 - side yard setback in D.R. 5.5 zone

All that parcel of land in the Ninth District of Baltimore County

Mr. William E. Hammond
Zoning Commissioner
Room 109, County Office Building
Towson, Maryland 21204

RE: Case No. 84-12
Building Permit Application No.
Election District

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the permit application prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County, Maryland, and you from any liability or responsibility for any consequences which might arise during the appeal period.

Very truly yours,

Arthur J. Griffin, Jr.
805-2724

WEL:bco

Mr. & Mrs. Arthur J. Griffin, Jr.
1702 Willow Avenue
Baltimore, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 2nd day of June, 1983.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: A. J. Griffin, Jr., et ux
Petitioner's Attorney:

Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

84-12-A

District: 9th
Posted for: *Variance*
Petitioner: *Arthur J. Griffin, Jr. et ux*
Location of property: *NYS of Willow Avenue 202' E of Roldrew Avenue*
Location of Sign: *North side of Willow Avenue approx 230' E of Roldrew Avenue*
Remarks:
Posted by: *AJG* Signature: *AJG* Date of return: *June 27 1983*
Number of Signs: *1*

CERTIFICATE OF PUBLICATION

TOWSON, MD. 6/29 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 successive weeks, the first publication appearing on the 22nd day of June 1983

THE TOWSON TIMES

Cost of Advertisement, \$ 14.20

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 23, 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., for one time, 23rd day of June 1983, the first publication appearing on the 23rd day of June 1983

THE JEFFERSONIAN

Cost of Advertisement, \$ 17.50

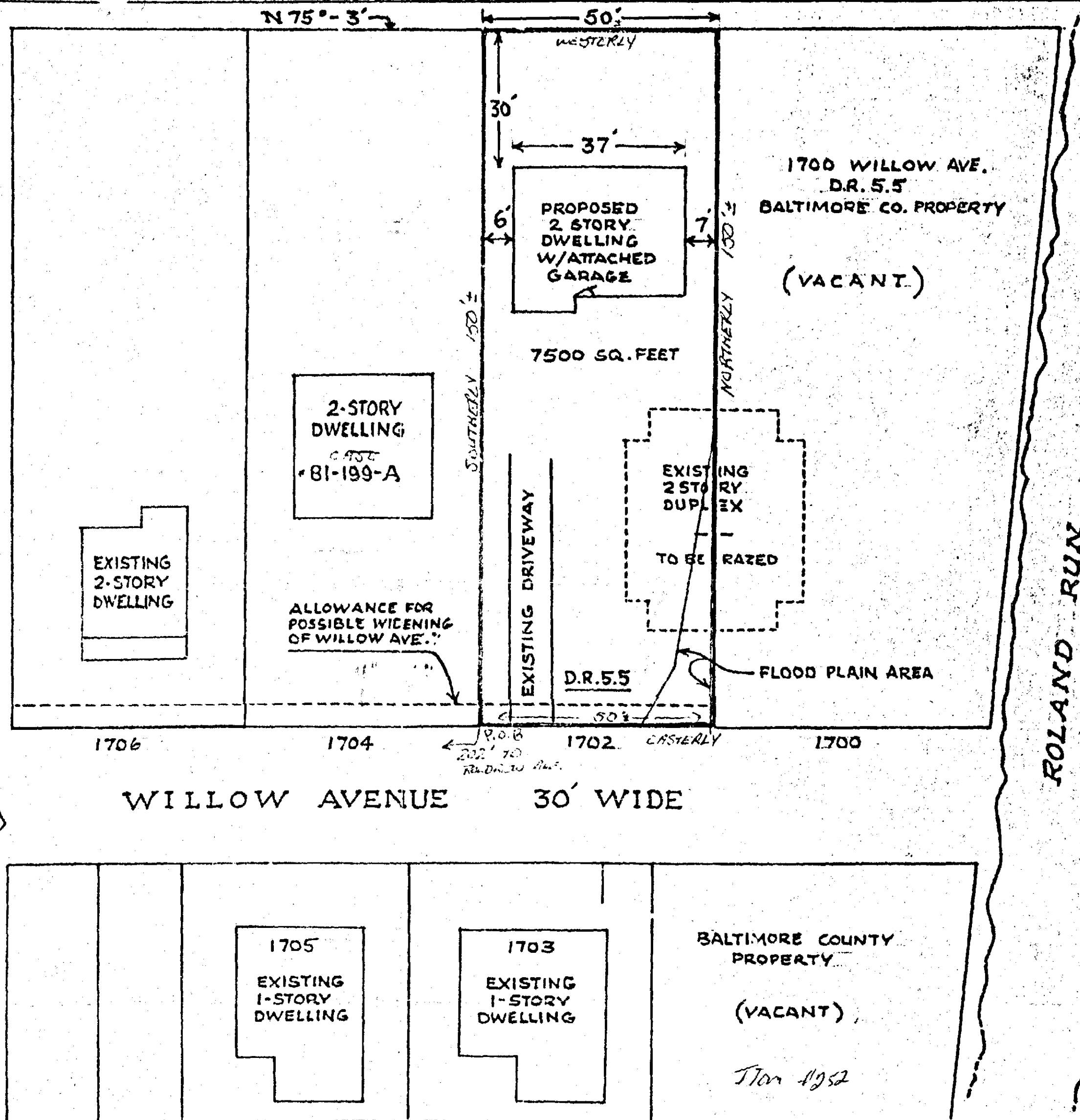
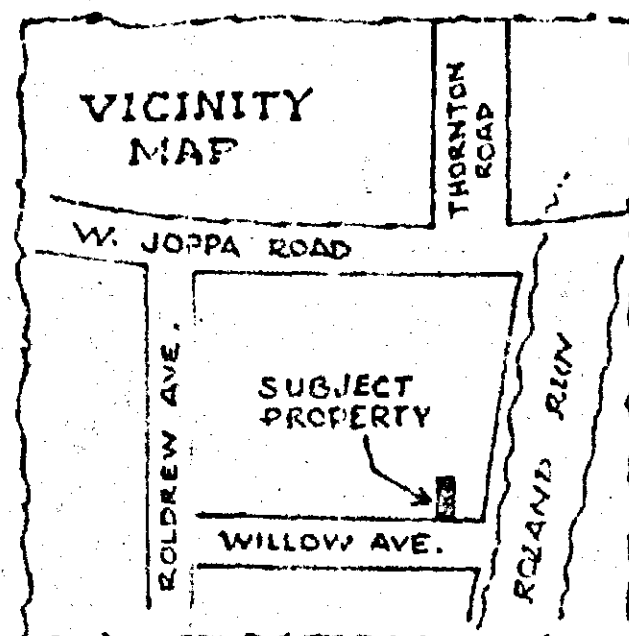
PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>DI/NBC</i>	Revised Plans: Change in outline or description Yes No									
Previous case: <i>81-199A</i>	Map #									

(adjoning property)

PLAT FOR ZONING VARIANCE

FOR
ARTHUR J. GRIFFIN, JR.
& CAROL L., HIS WIFE



NOTES

1. ZONED D.R. 5.5
2. PUBLIC UTILITIES EXIST
3. ELECTION DISTRICT 9
4. DWELLING 1700/1702 TO BE REMOVED DUE TO BALTIMORE CO. FLOOD PLAIN MANAGEMENT PROGRAM.

SCALE: 1" = 20'

